



**CITY OF SUNNYVALE
REPORT
Planning Commission**

February 14, 2005

SUBJECT: **2005-0033 - Jack May** [Applicant] **Advanced Micro Devices, Inc.** [Owner]: Application on a 3.3-acre site located at **1165 East Arques Avenue** in an M-S (Industrial & Service) Zoning District. (APN: 205-24-013)

Motion Use Permit on a 3.3-acre site to allow demolition of existing buildings and the construction of a new self-storage facility, with an on-site manager living unit.

REPORT IN BRIEF

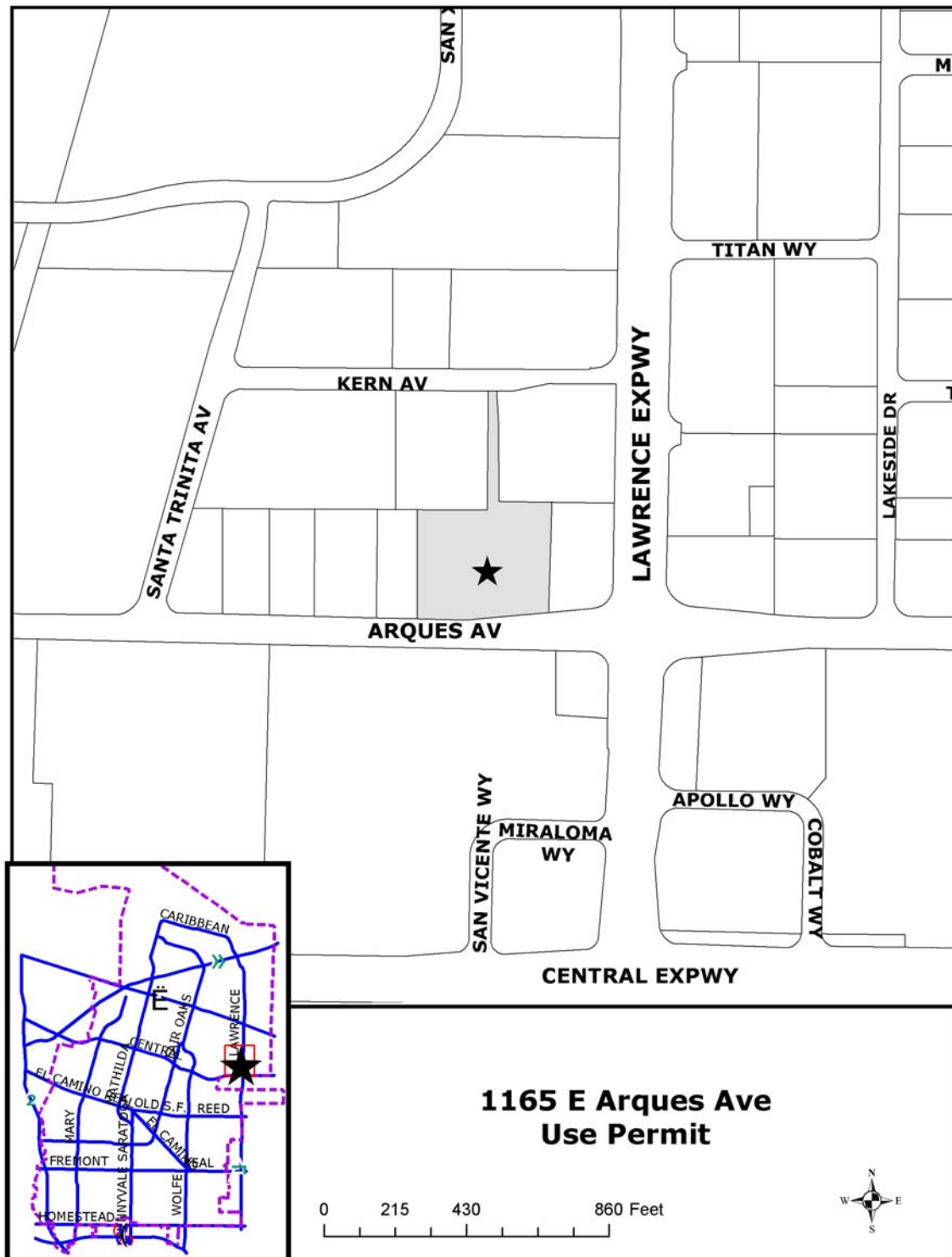
Existing Site Conditions Vacant Research & Development Buildings

Surrounding Land Uses

North	Industrial
South	Industrial Office
East	Medical Office
West	Day Care facility

Issues Compatibility of Use

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial and Service	Same	Industrial and Service
Zoning District	MS	Same	MS
Lot Size (s.f.)	142, 877	Same	22,500 min.
Gross Floor Area (s.f.)	57,176	101,697	No max.
Lot Coverage (%)	Approx. 22%	44%	45% max.
Floor Area Ratio (FAR)	40%	71%	No max.
No. of Buildings On-Site	2	8	By Permit
Building Height (ft.)	25'	34' 6"	75' max.
No. of Stories	2	1 & 2 story buildings	8 max.
Setbacks (Facing Property)			
• Front	52'	35'	35' min.
• Left Side	20'	19'	No min. (20' combined)
• Right Side	160'	1'	No min. (20' combined)
• Rear	65'	1'	No min.
Landscaping (sq. ft.)			
• Total Landscaping	8,090	27, 109	28,575 (20% of lot)
• Frontage Width (ft.)	12' – 23'	35'	15 ft. min.
• % Based on Floor Area	14%	28%	min.
Parking			
• Total Spaces	150	7 in lot, plus garage, and additional parking allowed in front of units	42 min. (see "Parking Section" of report)
• Accessible Spaces	0	1	1 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
• Aisle Width (ft.)	Unknown	29'	26' min.
Stormwater			
• Impervious Surface Area (s.f.)	Approx. 138,860	Approx. 111,751	130,118

ANALYSIS

Description of Proposed Project

The proposed project is for the demolition of the existing research & development buildings formerly utilized by Advanced Micro Devices, and the construction of a new self-storage facility.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1986-0197	Use Permit to allow Extension of Fenced Yard	Planning Commission	07/23/86
1970-0458	Use Permit to allow an Unenclosed Tank Farm	Planning Commission / Approved	02/25/70

Environmental Review

A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 32 Categorical Exemption includes in-fill development and complies with all applicable general plan zoning designation and regulations.

Use Permit

Detailed Description of Use: The eight buildings will contain either one or two-stories and will vary in size. By nature of the use, the self storage buildings will not create substantial congestion to and within the site. A decrease in potential traffic to the site from the previous use is expected. The business hours are expected to be from 7am to 7pm weekdays and 9am to 6pm

on the weekends. There are no surrounding residential uses adjacent to the site. An on-site manger who resides on the site will provide 24-hour vigilance for the site. Approximately 1,178 square feet of retail and office space is also allocated in the two-story building facing the street.

The applicant has also indicated that no hazardous substances would be permitted by patrons on the site. Staff has included this statement as a Condition of Approval 16B.

Site Layout: The proposal includes eight buildings, including three two-story storage structures. A manger's unit is also located above an office area on one of the buildings facing the street. See "Site Plan" on page 2 of Attachment D for more detail. Five buildings located in the interior of the site (3 two-story) are positioned perpendicular to the street while three buildings are parallel to East Arques Avenue.

Trash Enclosure: A trash and recycling enclosure is located in front of storage building "E" near the entrance to the site. The enclosure will not be visible from neighboring sites. The applicant is required, per Condition of Approval #11A to provide a waste management plan prior to approval of building permits.

Stormwater Management: This project requires compliance with the new Stormwater Management requirements. The applicant has submitted a preliminary plan that includes the use of pourous pavement (grasscrete), hydrodynamic separator, and underground detention. The City of Sunnyvale requires Stormwater Management Plans to be certified by a qualified third party consultant prior to issuance of building permits.

Existing Remediation: Currently, a remediation facility lies on the site due to ground contamination that exists on the site. The previous business owner, Advance Micro Devices (AMD), is responsible for the clean-up of this contamination. The contamination is not considered significant and will have no impact on surrounding neighbors. Prior to demolition of the site, AMD will clean these areas with oversight from the Environmental Protection Agency (EPA). The current facility will be removed and a new smaller facility will pump water to a relay station underground that is located across Arques Avenue. The new facility is located underground and noise impacts will be significantly decreased as compared to the current facility.

The following Guidelines were considered in analysis of the project site design.

Industrial Design Guidelines (Site Layout)	Comments
<i>A1. New development shall enhance the character of its surrounding area through quality architecture, and landscaping and appropriate site arrangement.</i>	The proposed project requests redevelopment of the site with improved architecture and increased buffer landscaping.

Architecture: The proposed buildings will be constructed of masonry block with aluminum panel sections that are painted blue and grey. Arched aluminum corrugated roofs are incorporated within the two story buildings of the project. The one story storage buildings will be constructed of a masonry block with a blue parapet top that could potentially screen any equipment that is positioned on the roof. Staff is recommending additional details that may include alternative colors of shading along the one story portions of the buildings facing Arques Avenue, as noted in the Condition of Approval #3A. Staff has also recommended further detail to be added to the blue aluminum panel sections facing the public street.

The following Guidelines were considered in the analysis of the project architecture.

Industrial Design Guidelines (Architecture)	Comments
<i>B1. New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.</i>	The proposed buildings provide an upscale design for a self-storage use. The new buildings are a considerable upgrade to the current architecture that exists.
<i>D2. Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design. The material and color of roof screens shall appear identical to those in the roof or building</i>	The arched roof design of the buildings is a predominant feature to the proposed architecture on the site. All roof equipment would be screened by a blue parapet that is positioned around the perimeter of each building.

Landscaping: The proposal meets the required 20% landscaping with approximately 27,109 square feet. Due to the nature of the proposed use, the majority of the landscaping proposed for the site will be located at the south and west side of the site. Additional locations at the corners of the buildings will also provide vegetation. Grasscrete (poured pavement) will be installed

along the rear of the property in an effort to meet stormwater runoff requirements.

The site contains 24 trees, 21 of which by definition are considered significant (protected) by Sunnyvale Municipal Code (38 inches in circumference). The proposal would maintain the six (each are 38" or greater) magnolia trees along the frontage of the lot. All other trees would be removed. The proposal would include 21 new trees of varying species for the site. Proposed landscaping along the western portion of the site will provide a more attractive buffer to the adjacent day care facility. The preliminary plan indicates 6 new trees (Flowering Pear) along this portion of the site. Staff is recommending Condition of Approval 7A(3) that all "protected" trees shall be replaced with the equal amount of 36 inch box trees.

As required by Municipal Code, a sidewalk will be configured along the street side of the property. The site currently contains six magnolia trees along this portion of the site. The design of the sidewalk must be configured around these existing trees (Condition of Approval #7B)

The following Guidelines were considered in analysis of the project landscaping.

Industrial Design Guidelines (Landscaping)	Comments
<i>B1. A minimum of a 15 foot wide landscape strip shall be provided along all public street frontages of projects.</i>	The proposed project includes 35 feet of landscaping between the building and East Arques Avenue.
<i>A7. New sidewalks shall be integrated into the existing frontage landscaping to maintain street continuity. Where new sidewalks are required, mature trees and landscaping should be preserved as much as possible by meandering sidewalks around them</i>	A new sidewalk that is configured along the street frontage of the site and around the existing magnolia trees will be installed.

Parking/Circulation: The main entrance and exit to the site is located at the center of the property along East Arques Avenue. A security gate is positioned behind the proposed parking area. A portion of the property extends north to Kern Avenue through a paved driveway. Currently, this area is designated as an easement to a neighboring property. The proposed project would allow access to this area only for maintenance vehicles. This driveway is also gated to prevent access by patrons of the self storage.

Due to the nature of the proposed self-storage use, staff considers required parking area for the site can be met through parking within the interior of the

lot, along the buildings and in front of the storage units. The site contains 507 storage units. These spaces would be used sparingly by patrons during business hours. A total of seven guest spaces are provided near the entrance/exit area. A two-car garage is also provided for the manager of the site underneath the two-story building.

A chain link fence and secured gates are located at three locations on the property. A secondary access is shared with the neighbor to the west. A driveway at the northern end of the site will allow access only for maintenance and emergency vehicles. The main gated entrance/exit at the center of the site will allow secured access for patrons of the site.

Art in Private Development: This project is subject to the Art in Private Development requirements of Chapter 19.52 of the Sunnyvale Municipal Code as it is located on a lot of more than two acres. The applicant has been working with Arts Commission staff to meet the City's requirements for art on commercial sites and develop a design appropriate for the site. Preliminarily, the applicant has indicated that at various locations along the façade of the buildings facing the street, mural designs will be incorporated to meet the requirement. An additional location along the wall facing the neighboring daycare facility will include murals. See "Applicant's Project Description" on Page 2 of Attachment #D for more detail. Condition of Approval #5 ensures that this requirement will be met.

Compliance with Development Standards/Guidelines: Per Conditions of approval, the proposed project complies with all development standards and Zoning Code Requirements.

Expected Impact on the Surroundings: The proposed project will enhance the streetscape of the surrounding area by replacing a vacant deteriorating industrial building with a new storage facility of high-quality design. The traffic impacts are expected to be minimal for the proposed change of use. Noise generated from the site will be significantly less as the current remediation facility will be replaced with a smaller underground system

Fiscal Impact

The proposed self-storage facility will not require a Traffic Impact Fee as the new use will not increase peak hour trips to the site as compared to previous research and development offices. No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 16 notices mailed to adjacent property owners and tenants of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit . Findings and General Plan Goals are located in Attachment 1.

Conditions of Approval: Conditions of Approval are located in Attachment 2.

Alternatives

1. Approve the Use Permit with the attached conditions.
2. Approve the Use Permit with the modified conditions.
3. Deny the Use Permit.

Recommendation

Recommend Alternative 1.

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Reviewed by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Photos of the site

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Policy N1.2 - *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system*

The proposed self-storage facility use is compatible with surrounding industrial uses. The use generates relatively less traffic and noise than other commercial and industrial uses in the area.

Land Use and Transportation Policy N1.3 – *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

The proposed use provides much needed support for commercial, industrial businesses as well as residents within the city. The site is conveniently located near major arterials.

Land Use and Transportation Action Statement- N1.1.1 – *Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.*

The proposed commercial self-storage use is appropriately located within an industrial neighborhood and will have minimal impact to current traffic circulation in the vicinity.

Community Design Sub-Element Goal 2.5B – *Goal 2.5B Create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors.*

The redevelopment of the site includes attractive landscaping through patterned layout of vegetation and trees along the street side of the property. The design of the two story buildings is a significant visual upgrade to the vacant building that currently exists at the site. A new sidewalk along East Arques Avenue will also benefit pedestrians near the site.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project redevelops a site that is currently vacant and deteriorating. The proposed commercial use is appropriately located along a major street that is convenient for residents as well as businesses.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because impacts to adjacent uses are not significant. Noise and traffic impacts should not increase from the previously occupied use. Upgrades to landscaping on the site will also improve the visual impact from the surrounding area.

Recommended Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Use Permit for the self-storage use shall expire if the use is discontinued for a period of one year or more.
- E. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- G. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary Development Permit from the Department of Public Works for all proposed off-site improvements.

- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The modified plans shall include additional details to the front façade to the one story buildings along East Arques Avenue and blue panel sections of the two story buildings facing the street. These modifications may include shading, color or alternative pattern features.
- B. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.

4. EXTERIOR EQUIPMENT

- A. Individual air conditioning units shall be screened with architecture or landscaping features.

5. ART REQUIREMENT

- A. Comply with the art in private development requirements as noted in Sunnyvale Municipal Code 19.52 for art approval, installation and maintenance including the following requirements:
 - 1. Developers must allocate an amount for artwork equal to one percent of the construction valuation of the project, based on the building permit valuation provided by the chief building official. In the event of multi-phased development, valuation shall be based on the cost of all phases, even though all phases may not be completed at the same time.
 - 2. No building permit will be issued for any building, expansion, or portion thereof, pursuant to Sunnyvale Municipal Code section 19.52.060 until a permit for required artwork has been issued pursuant to Sunnyvale Municipal Code section 19.52.060.

6. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building.
- C. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a “vision triangle” (For

definition, refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))

7. LANDSCAPING

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
 - 1. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
 - 2. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
 - 3. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size. Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
 - 4. All areas not required for parking, driveways or structures shall be landscaped.
 - 5. For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building.
- B. A new sidewalk shall be configured on the property along East Arques Avenue. The sidewalk shall be configured so as to preserve the existing Magnolia trees.

8. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.

- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
 - 1. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

9. LIGHTING

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
- B. Sodium vapor (of illumination with an equivalent energy savings).
- C. Provide photocells for on/off control of all security and area lights.
- D. All exterior security lights shall be equipped with vandal resistant covers.
- E. Wall packs shall not extend above the roof of the building.
- F. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements.
- G. Pole heights not to exceed 24 feet above grade.
- H. Out-of door loudspeakers shall be prohibited.

10. PARKING

- A. The garage spaces designated for the on-site manager shall be maintained at all times so as to allow parking of two automobiles.

11. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.

12. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

13. ROOF/ROOF SCREENS

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

14. SIGNS

- A. Obtain a separate sign permit for any proposed signs.

15. STORAGE

- A. Unenclosed storage of any motor vehicle shall be prohibited.
- B. No hazardous materials shall be stored within any of the storage units.
- C. Self-storage units shall be used for the purpose of goods only. The units are not to be used for business operations.

16. TRAFFIC/ROAD IMPROVEMENTS

- A. Install stop sign at main driveway exit.

17. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.

18. VEHICLES

- A. No vehicles or trailers shall be advertised for sale or rent on the site and nor vehicle sales, leasing or rentals shall be conducted at the site.

19. MISCELLANEOUS

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.